Audit's® MARKET ANALYSIS OF SECURITIES OF REITS AND REAL ESTATE COMPANIES

Realty Stock Review

October 19, 1984 (Priced Oct. 16) VOL. XV, NO. 20

MARKET STRATEGY; FOCUS ON DEPRESSED GROUPS AS INVESTORS GO BARGAIN HUNTING

Investors began looking for bargains the past fortnight as many became convinced that there's another bull rally leg ahead. On this score we're not convinced, because the new high ratio has tailed off disappointly and new highs and lows were dead even the past two weeks (see p. 5). Moveover, the number of new highs since Aug. never became as dominant as they were in the Aug. 1982 rally.

So we're not convinced the market will go off into the wild blue yonder, regardless of who wins the Presidential sweepstakes and even if interest rates fall a bit more (long-term governments we should note are nearing the 12% yield barrier; not too many months ago stocks rallied when long governments fell below 13%).

That's why we're advising caution and selectivity as this next market phase unfolds after the election. And depressed stocks seem to us to make very good hunting. On Page 2 we pick Southmark Corp. as our Oct. Asset Play Stock because it's hard to find any stock more depressed than SM. Yet the charts (courtesy R.W. Mansfield Co.) tell a story of resurging support. Part of the stock's descent from 12 to 6 can be traced simply to churning beget when SM forced conversion of some preferred issued in acquisitions. That digestion now seems behind. Beyond that, we see a large and growing real estate trading company somewhat tied to the syndication business (which hasn't died).

But the Group Performance Table on Page 8 shows that the biggest gains the past two weeks came from manufactured housing companies, which rose 6.78%, vs. 1.3% for both the Dow-Jones Industrials and all realty stocks. Still the manufactured housing group remains down 22.8% since Jan. 1. The battered syndicator/realty service group also rallied, up 3.4%, and the diversified realty and holding group were up 2.3%.

The best performers for the year to date are Group 6-Income Property Builders and Owners, and the Group 1-Property REITs. Some members making new highs the past fortnight in these groups are Reading Co., a former railroad now developing major real estate in Philadelphia, and REITs like BankAmerica Realty, CleveTrust Realty (one of our Asset Play Stocks), and Florida Gulf Realty, which plans selling assets.

On the downside, Oriole Homes A stock hit a new low when it cut its dividend, and Leisure + Technology fell on news of a Sept. quarter loss.

DEPARTMENTS INSIDE

Asset Play Stock: Oct... 2
List of Asset Plays..... 3
Buy-Sell-Hold advices... 6
RSR Stock Rankings..... 6
Comparative Statistics.6-8
Appraised asset values.... 5
New Highs & Lows..... 5
Group Action Summary..... 8

REVIEWS & COMMENTS

Carlsberg Corp..... 4
Christiana Cos..... 4
Forest City Enter..... 4
Golden Corral Realty.. 5
Hallwood Group, Inc... 4
Hotel Investors..... 4
Southmark Corp.....2

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PUBLISHED TWICE MONTHLY ON THE SECOND AND FOURTH FRIDAYS SUBSCRIPTIONS $244 ANNUALLY/GROUP RATES ON REQUEST

ASSET PLAY STOCKS: SOUTHMARK CORP. PLAY ON EXPANDING REALTY & FINANCIAL SERVICES

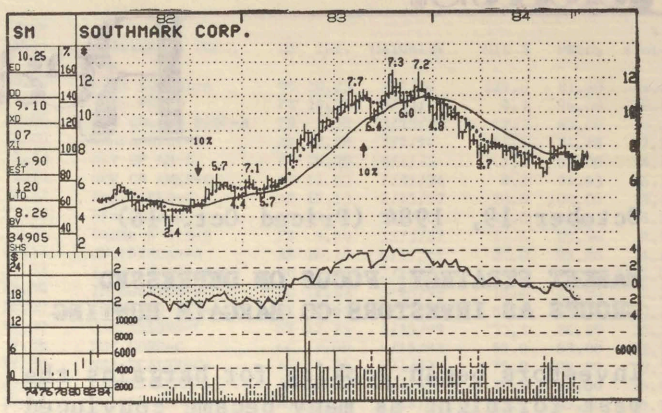
We're adding **Southmark Corp.** to our list of Asset Play Stocks in the recovery category at the current price of $7.63. SM is easily one of the least-loved stocks on the Big Board, selling at about its $7.11/sh. net tangible asset value and at 4.7 times $1.58/sh. operating EPS diluted in the June 1984 year.

So the big question is why SM stock acts like it has leprosy and whether the condition is curable. SM shares have been hammered largely because it issued 15 mil. new common shares in the past 15 months due to conversion of stock issued in acquisitions. So, in our view, the stock's decline had less to do with SM's outlook than might be expected. But Street talk also focuses upon two major concerns about SM's outlook, and each should be examined closely:

1. **Growth indigestion.** The company has grown too fast and made too many large acquisitions to digest everything easily. There's no doubt SM has grown rapidly thru acquisitions: four years ago it was a sick mortgage REIT named Citizens & Southern Realty with $79 mil. assets.

In 1980 Dallas realty man Gene Phillips took over and turned SM into an aggressive real estate trading company, acquiring inventory by buying control of 14 other REITs and partnerships. Since 1980 SM has sold $366 cost basis of real estate for $541 mil., or $174 mil. pretax profit, excluding recreational land. SM still owns $202 mil. properties plus those held in controlled entities.

In addition SM has acquired $1.2 bil. San Jacinto Savings of Houston and $166 mil. assets Pacific Standard Life Co. as it seeks to expand into financial services. But financial services are still only about 16.5% of pretax income. And while earnings from these financial services companies are expected to grow and improve earnings quality, SM still goes into FY 1985 with the bulk of expected profits coming from continued property sales. Hence concern No. 2:



2. **Adverse tax law changes.** Some fret that SM is vulnerable to pressure on syndication sales arising from the 1984 Tax Act, which purported to curb some tax-shelter "abuses". Continuance of these sales is vital to SM: Net real estate sales of $236.4 mil. were 49% of all revenues, and generated a 30% gross margin for $71 mil. gross profit. Such sales are 52% thru public and private syndications, 39% direct sales to investors, and 9% condo conversions.

When interest income (on both purchase money mortgages and investor notes) is added, syndications generate about 50% of SM's $141 mil. operating profit, and direct property sales another 30.5%. That means that SM's other direct operations generate very small portions of total operating profit: property management, 2%; resort/retirement, 15%; other 3%.

Will the 1984 Tax Act hurt? The two most adverse changes appear to be new rules requiring all tax shelters with over 2-to-1 writeoffs to register with the IRS; and requiring both property buyers and sellers to treat interest income with symetry (i.e., a syndicate cannot deduct interest as an expense that is not paid currently in cash, and may have to accrue some interest income even though it isn't received in cash). On the first point, the IRS has drawn its rules so broadly (i.e., investors cannot take credit for any income used to offset deductions) that it appears nearly every syndication (and even general partnerships such as law or accounting firms) may have to register. Best guess is that this will swamp IRS with

RSR'S MASTER LIST OF ASSET PLAYS

Stock (Exch./Sym./Advice)	Reasons for recommendation; Outlook & Results
STABLE GROWTH, LESS VOLATILE PRICE	
BAY FINANCIAL (NYSE-BAY) BUY--Price $23.13	Recom. 9/21/84 @ $23.88 (Buy below $23); Aggress. bldg. program boosts asset value (now $33.94) at 22%/yr.
CLEVETRUST REALTY (OTC-CTRIS) BUY--Price $17.25 bid	Recommended 1/27/84 @ $14.25; Est. value $23.25-$25; Div. up but EPS, CFS flat in Sept. FY on higher rates; Signed new $13.25M loan pact; June Q EPS off 11% to 29¢
FIRST UNION RE (NYSE-FUR) BUY--Price $27.38	Recommended 3/23/84 @ $21.75; 18% below $33.44/sh. appr. value; Est. 24% total annual return over 3 yrs. with appr. value then $49.25, price est. $34. June Q oper. CFS 48¢ sh., up 15%, + 4¢ cap. gain; Callings debs.
FOREST CITY ENT. (ASE-FCE) BUY--Price $20.38	Recom. 8/24/84 @ $16.25; Retailer & invest. bldr.; Est. value $31-$46; Giving holders right to buy into 2 prop. syndicates.
HOTEL INVESTORS (NYSE-HOT) BUY--Price $26.38	Recommended 12/23/83 @ 22; Appr. value $36.45 8/84; div. held; Dallas hotel hurts but is stabilizing; Aug. Q oper. EPS 48¢ sh., up 4%; Aug. FY oper. EPS $1.82, off 5%
NEWHALL LAND & FARM (NYSE-NHL) HOLD--Price $37.50	Recom. 7/27/84 @ $34.00; Est. value $50/sh.; Devel. Valencia new town N. of Los Angeles; Converting to partnership.
B.F. SAUL REIT (NYSE-BFS) BUY--Price $15.75	Recom. 1/13/84 @ $13.50; Mgr. now owns 53% & may buy more; Value $20.42; June Q oper CFS 24¢; 9 mon. CFS 40¢
SOUTHWEST RLTY LTD(OTC-SSRPZ) BUY--$14.75 bid	Recom. 4/27/84 @ $14.50; Appr. value $21.12 6/84; Pays $1.32 tax sheltered + surplus ltd.prt. depr.
RECOVERY/TURNAROUND, MORE VOLATILE PRICE	
AMERICAN PACIFIC (OTC-APFC) BUY--Price $3.00 bid	Recom. 2/10/84 @ $4.75; Insiders hold 47% at $5.50; Est. value $7; Beginning 2,200 DU condo project in San Diego; June Q loss even at d6¢ sh.; 9 mon. d21¢
CHRISTIANA COS. (NYSE-CST) SELL--Price $7.00	Recom. 11/4/83 @ $5.13; Book value $9.27; Troubled Can. devel. Carma sold 23%; EPS 40¢ June FY, v. loss; Book value seen low by $4-$5 sh. and L-T investors may hold
HALLWOOD GROUP (NYSE-HWG) BUY--Prices $1.13 & $7.38	Recom. 5/25/84 @ $1.00 com. (Pfd. $6.88); Book $1.27 dil.; New co. combining two former REITs (Atlan. Metro & UMET) into prop. & invest. banking co.; Restructuring Saxon Oil.
NATL.CAPTL.RE TRUST (OTC-NCETS) BUY--Price $5.00	Recom. 6/22/84 @ $5.13; Appr. value $8.29; Troubled REIT hired new mgr.; Refinanced two props., extended defaulted loan; to sell ailing apts.; Paying loan proceeds as div.
SOUTHMARK CORP (NYSE-SM) BUY--Price $7.63	Recom. 10/19/84 @ $7.63; Shs. near net tangible book val. Play on continued ability to sell props. at good gains.
TRI-SOUTH INVEST (NYSE-TSI) BUY--Price $6.25	Recom. 2/24/84 @ $6.00; Deltec Secur. owns 35%, ended standstill agmt.; Sold nonearning resort 8/84 & apt. for 8¢sh. gain; Sold apts., building cash to about $3.22/sh.

paperwork while removing any deterrent effect of registering.

On the second score, SM has never been known as a high-writeoff shelter syndicator. SM so far has found that the new interest rules effectively have driven some fringe operators to the sidelines and elevated status of its shelters in comparison. So far, syndication sales are strong and SM sees an uptick in last year's percentage contributions. The Sept. qtr. will be unveiled in about 10 days and it's said to be strong on syndication sales.

More broadly, SM has been able to sell properties in good times and bad, thru high and low interest rates, and thru one previous crackdown on tax-shelter abuses. Short of a massive collapse in the economy, we judge that property sales will continue strong.

Earnings quality. With the Sept. qtr. SM will exhaust nearly $125 mil. in taxloss benefits stemming from its REIT days. That focuses upon operating EPS which have grown at 14.7% fully diluted the past three years, even as SM increased shares outstanding by 50%. Now that growth burst seems behind and SM is concentrating upon selling remaining properties, collecting mortgage notes, expanding financial services in thrifts and life insurance, and in general beco-

ming a more traditional financial services company. Some tax loss benefits still remain in subsidiaries, notably San Jacinto Savings, of $1.59/sh. But SM is doing all its condo conversions and some development work in San Jacinto, so those losses should be used soon.

Finances and outlook. SM's balance sheet shows $560 mil. debt over $473 mil. equity. Since $147 mil. of debt is non-recourse underlying mortgages on properties sold with wrap-around mortgages, we subtract it but add $132 mil. liquidating value of nonconvertible preferred, for $545 mil. adjusted debt over $247 mil. net tangible equity (after deducting $93.7 mil. goodwill in the two non-consolidated finance subsidiaries). Thus the leverage ratio stands at a relatively high 2.2 times net tangible equity. But most obligations are long term with only $33 mil. or 6% representing short-term and floating rate. We think SM can keep servicing this debt.

SM's two finance subs are highly levered too, as is common: San Jacinto's $46.5 mil. book equity is 3.9% of total assets. Cash is a high 13.2% of assets but property acquired in loan settlements is 1.6% and development properties are 5.8% ($68 mil.). Development properties are about 2/3 condo conversions but include 1,470 acres near Lake Conroe, Tex. and 17 acres in Palm Beach Co., Fla. being developed as a retirement resort. In July San Jacinto paid $19 mil. for the Anaheim Hills residential project in Orange Co., Cal. from Texaco, and is negotiating to sell $50 mil. floating rate subordinated debentures. Pacific Standard Life is less leveraged with equity 27% of $166 mil. assets. PSL bought $4.5 mil. preferred from San Jacinto in July.

This commingling of affairs of financial subs, if expanded, could conjure up ghosts of Baldwin United et al. We trust it will be minimized. We continue SM's B Rank. Operating EPS should be about $1.75/sh. diluted for 1985. At about 4 times expected EPS, shares should benefit from upward multiple expansion as earnings quality becomes better known. Shs. at $7.63 are upgraded to L-T and S-T buys.

NEWS OF ASSET PLAY STOCKS: CHRISTIANA MOVED TO SELL; FOREST CITY RIGHTS OFFER

We're posting a sell signal on **Christiana Cos.** at $7, where it surged after announcing that a 25% block of stock had been sold by Carma, Ltd. The buyer wasn't identified. CST also reported earning 22¢ sh. from operations in its June 1984 year, and 40¢ sh. overall, vs. losses. The June qtr. loss of 13¢ sh. overall was narrowed from 29¢ in 1983. While sale of the overhanging block may be positive long-term, and asset values appear good, we're advising closing out our Asset Play Stock position at 7 for a 36.6% gain over the $5.13 recommendation on 11/4/83.

Forest City Enterprises plans offering holders of both Cl. A and Cl. B stock the right to subscribe to units in two limited partnerships formed to own property now owned by FCE. Holders may subscribe a total $1 for each share owned, divided 42¢ in 99% ownership of three subsidized housing projects in Calif.; and 58¢ in 50% of Mellett Mall, Canton, O. One syndicate is for tax shelter, the other for income. Subscription rights will not be assignable.

Hotel Investors reported estimated current asset value of $36.45/sh. at Aug. 1984, first such value disclosure by HOT. At $26.38, HOT sells at about 73% of appraised value (table, p. 5).

Hallwood Group Inc. earned $1.58 mil. in the eight months thru July, first under a new fiscal year following combination of two former REITs. Income was up 23% excluding property sale gains and loss reserve changes in 1983. Net equals 4¢ sh. pro forma diluted.

RANKING REVIEWS: CARLSBERG CORP. HOLDS C RANK; GOLDEN CORRAL JOINS REIT LIST

Carlsberg Corp. maintains C Rank in our annual review, maintaining financial strength even as EPS fell. Operating EPS fell 42% to $1.36/sh. ($1.13 diluted). CRLS absorbed 55¢ losses mainly from general contracting and is ceasing contracting. Also, CRLS is disposing of subsidiaries making modular structures

and operating a reservation/exchange network for campgrounds.

Operations. These closings leave CRLS more clearly focused on commercial, industrial and recreational land development; homebuilding both directly and thru joint ventures; and in realty brokerage, property management, and mortgage banking. Revenues from continuing operations of $33.9 mil. are 64% land sales (divided 22% recreational, 18% industrial condominiums and lots, 9% each unimproved land and residential homes, 5% miscellaneous); 18% interest income; 14% real estate fees and commissions; 4% joint ventures and other.

Current values. CRLS reports current asset value per share diluted at $ 17.83/sh. at May 1984, down 5% on a higher number of shares. Historic cost book value is $9.66/sh. diluted. CRLS' major holding is 2,849 undeveloped acres near Roseville, Cal., an emerging high-tech center 16 mi. north of Sacramento; Roseville holdings account for $53 mil. or 74% of CRLS's appraised value of undeveloped land. Some development and industrial land sales have taken place, and a new expressway section is expected to open in 1987 to improve access. CRLS earnings traditionally have been volatile on a quarterly basis (Aug. qtr. continuing EPS of 2¢ compared to 30¢). CRLS sold $25 mil. of debentures and 350,000 new shs. in March to improve float of the stock and reduce Carlsberg family holdings to about 55%. So far the stock hasn't moved, mainly because of continuing drag on EPS from discontinued operations. While shs. are statistically attractive, we see them for very long-term investors.

Golden Corral Realty Corp. is added to the RSR list of Group 1-Property REITs with this issue. Raleigh, N.C. based GCRA sold 1.22 mil. new shs. at $10 on Oct. 9 to raise $11.25 mil. net. Funds will be used to buy 25 family steakhouses operated by the manager, privately owned Golden Corral Corp. GCRA will get 8% of aggregate restaurant sales, subject to minimums letting GCRA distribute 12.5% on gross offering proceeds during the first three years. GCRA can also put back to the sponsor up to three restaurants if sales fall below $550,000.

NEW HIGHS & LOWS: NEW HIGHS SLIP A BIT TO STAY EVEN WITH NEW LOWS, 8 TO 8

New 52-week highs and lows by category thru Oct. 17 are:

NEW HIGHS (8)

Gr.1&2-Prop. & Comb. REITs (3): Bank Amer. Rlty., CleveTrust Rl., Fla. Gulf.
Gr.3-Mtg. REIT (1): PNB Mtg. & Rlty.
Gr.5-Other Bldr. (2): Christiana, Hovnanian.
Gr.6-Income Prop. (1): Reading Co.
Gr.8-Diversified (1): First Carolina Inv.

NEW LOWS (8)

Gr.3-Mtg. REITs (1):Wedgestone Rlty.
Gr.5-Other Bldrs. (4): Amer. Pacific, Covington, Leisure Tech., Oriole Hm. A.
Gr.7-Mtg. Bank. (3): Brokers Mtg., FMI Financial, U.S. Mutual.

APPRAISED ASSET VALUE COMPARISONS

QUALIFIED REITS	DATE	APPRAISED VALUE/ SHARE	% PRICE TO APP. VALUE
BANKAMER RLTY	7/84	$31.50a	90.1%
CALIFORNIA REI#	12/83	$12.89	93.1%
CLEVETRUST RLTY	9/83	$24.00b	71.9%
COMMONWLTH RLT#	11/82	$17.00	50.0%
FIRST UNION RE#	6/84	$33.44	82.2%
HOTEL INVESTOR#	8/84	$36.45	72.4%
INTL INCOME PR#	12/83	$11.79	86.9%
IRT PROPRTY CO#	12/83	$19.60b	92.5%
JMB REALTY	8/83	$19.34	93.1%
MORTGAGE GROWTH	11/83	$18.25b	88.4%
NATL CAPITAL RE	12/83	$8.29	60.3%
NEW PLAN RL TR#	7/83	$13.85	90.3%
PROPTY TR AMER#	12/83	$18.50b	75.7%
REIT AMER INC #	10/83	$58.03	50.8%
RL EST INV PRP#	12/83	$18.91	74.0%
SANTA ANITA	12/83	$23.98	91.7%
SIERRA RE EQ82#	12/83	$11.20	89.3%
SIERRA RE EQ83#	12/83	$10.27	98.6%
USP RL EST INV#	12/83	$15.57	65.8%
WASH RE (WRIT)#	12/83	$26.50b	80.2%
WELLS FARGO M&E	6/84	$30.31a	85.0%
WESTERN INV RE#	12/83	$17.98	86.9%
AVERAGE			80.4%
OPERATING COMPANIES			
BAY FINCL CORP	5/84	$33.94	68.1%
CARLSBERG CORP	5/84	$17.83	36.5%
FAIRFIELD COM	2/84	$18.62	81.9%
KOGER CO #	6/84	$23.57	100.8%
NEWHALL INV PR#	12/83	$17.90	69.2%
PERINI INV PR #	6/84	$15.11	81.9%
ROUSE CO #	12/83	$40.13	90.0%
SAUL (BF) REIT	9/83	$20.42	77.8%
SOUTHWEST RLTY#	12/83	$21.12	68.7%
AVERAGE			75.0%

Appraised market values of net assets (i.e., properties held) are either reported publicly by companies or estimated by RSR (see note b). Values are estimated by management and concurred in by independent appraisers except for: Koger Co. values set by independent appraisers; New Plan Realty, management estimate only. Share values are fully diluted.
a-Entity has not revalued mortgages.
b-Estimated by RSR; not confirmed by Trust or Co.

ADVICE ST	ADVICE LT	RANK		EXCH/ SYMBOL	GROUP	SHARE (000)	BOOK VALUE	ANN DIV	-EARNINGS-- MON	12 MO	LAST PRICE		% CHANGE FROM- OCT 3	JAN 1	P/E RATIO	ANN YIELD	% PR TO BK	RETURN ON BK	MKT VA (MIL$)
B	B	B	AMERICANA HOTEL	NY-AHR	2	5688	18.63	2.38	SEP	2.42↑	25.13		1.5	-2.4	10.4	9.5	134.9	13.0	142.9
H	B/H	→A	BANKAMER RLTY	NY-BRE	2	7732	16.08$	2.20	JUL	3.49	28.38		1.4	11.8	8.1	7.8	176.5	21.7	219.4
-	-	C	BRT REALTY	AS-BRT	3	4930	2.34	0.00	JUN	0.38	2.50		5.0	-20.1	6.6	0.0	106.8	16.2	12.3
B	B	B	CALIFORNIA REI#	AS-CT	1	2797	9.54$	1.24	MAR	1.36	12.00		0.0	7.8	8.8	10.3	125.8	14.3	33.6
H	B	B	CENVILL INVSTR	NY-CVI	2	7007	13.34	2.60	JUN	2.59	20.75		1.8	-11.2	8.0	12.5	155.5	19.4	145.4
B	B	A	CLEVETRUST RLTY	OC-CTRIS	2	2830	14.79$	1.52	JUN	1.32	17.25		8.6	20.0	13.1	8.8	116.6	8.9	48.8
H	H	A	CMNWLTH FINC RE	OC-CFGRS	3	4103	9.84	1.36	AUG	1.41	8.75		7.6	-16.7	6.2	15.5	88.9	14.3	35.9
-	-	C	COMMONWLTH RLT#	OC-CRTYZ	1	1468	9.12$	0.67	MAY	0.81	8.50		0.0	3.0	10.5	7.9	93.2	8.9	12.5
H	H	*	CONSOL CAP INCO	OC-CCITS	3	11538	22.53	3.36←	JUN	2.57	25.25	X	0.1	-12.9	9.8	13.3	112.1	11.4	291.3
B	B	B	CONSOL CAP RLY#	OC-CCPLS	2	5966	11.81	1.68←	MAY	3.05	17.25	X	2.3	-15.9	5.7	9.7	146.1	25.8	102.9
-	-	*	CONSOL CAP SPCL	OC-CCSTS	3	10208	22.31	3.36←	JUN	3.07	25.50	X	3.1	-12.8	8.3	13.2	114.3	13.8	260.3
-	H	B	DEL-VAL FINCL	AS-DVL	3	3105	9.41	1.68	JUN	1.73	12.63	X	-1.8	-12.2	7.3	13.3	134.2	18.4	39.2
H	B	A	EASTGROUP PROPS	AS-EGP	1	2717	21.85	2.60←	AUG	10.89↑	34.75	X	4.5	-9.2	3.2	7.5	159.0	49.8	94.4
-	-	C	EASTPARK RLTY #	PH-ERT.X	1	891	17.31	1.00←	JUN	1.03	18.50	X	1.4	19.4	18.0	5.4	106.9	6.0	16.5
H	B	A	FEDERAL REALTY#	AS-FRT	1	7430	11.82	1.36	JUN	1.86	18.75		-2.0	7.9	10.1	7.3	158.6	15.7	139.3
H	B	A	FIRST UNION RE#	NY-FUR	1	10696	11.99$	1.76	JUN	2.12	27.50		-2.2	18.3	13.0	6.4	229.4	17.7	294.1
H	B/H	A	FLORIDA GLF RL#	OC-FGLFS	1	3357	11.57	0.80	APR	0.82	18.25		5.0	23.7	22.3	4.4	157.7	7.1	61.3
H	B	B	GENERAL GROWTH#	NY-GGP	1	7560	10.84	0.60	JUN	1.46	28.75		0.4	19.8	19.7	2.1	265.2	13.5	217.4
-	-	*	GOLDEN CORRAL	OC-GCRA	1	1320	9.03	0.00	---	0.00	9.88		-1.2	-1.2	0.0	0.0	109.4	0.0	13.0
H	B	A	GOULD INVESTOR#	AS-GTR	1	1278	26.80	1.80	MAR	2.36	25.50		4.1	15.9	10.8	7.1	95.1	8.8	32.6
-	B	A	HEALTH CARE FD	AS-HCN	3	1942	13.18	2.00	JUN	2.60	18.88		3.5	18.0	7.3	10.6	143.2	19.7	36.7
H	H	C	HMG PROP INV	AS-HMG	1	1234	19.55	0.60	JUN	-0.77	14.00		-0.9	-17.6	0.0	4.3	71.6	-3.9	17.3
-	B	A P-	HOLLYWOOD PK RL	OC-HTRFZ	1	3834	7.02	1.60←	JUN	2.44	22.25		-2.2	-25.8	9.1	7.2	317.0	34.8	85.3
B	B	B P-	HOTEL INVESTOR#	NY-HOT	1	2645	21.59$	2.60←	AUG	2.66↑	26.38	X	3.0	15.3	9.9	9.9	122.2	12.3	69.8
H	B	B	HUBBARD REI	NY-HRE	1	5807	24.09	2.20	JUL	2.25	23.88		0.5	3.8	10.6	9.2	99.1	9.3	138.7
-	H	A	INTL INCOME PR#	AS-IIP	1	9098	8.75$	0.88	JUN	0.91	10.25		2.5	24.2	11.3	8.6	117.1	10.4	93.3
B	B	A	IRT PROPRTY CO#	NY-IRT	2	3946	13.04$	1.60	JUN	2.00	18.13		-1.4	11.9	9.1	8.8	139.0	15.3	71.5
-	-	B	JMB REALTY	OC-JMBRS	2	1424	14.40$	1.64↑	MAY	4.35	18.00	X	-0.5	20.0	4.1	9.1	125.0	30.2	25.6
H	B	B	L&N HOUSING	NY-LHC	3	2200	23.83	2.77↑	SEP	2.90↑	24.75	X	1.4	8.2	8.5	11.2	103.9	12.2	54.5
H	H/B	A	LOMAS & NET MTG	NY-LOM	3	3700	28.20	3.36↑	SEP	3.36↑	29.38	X	4.8	0.9	8.7	11.4	104.2	11.9	108.7
H	B	→B	MASSMUTUAL MTG	NY-MML	3	6172	19.36	1.80	JUL	1.56	15.75		-1.6	-9.4	10.1	11.4	81.4	8.1	97.2
H	B	→B	MONY MTG INV	NY-MYM	3	9965	9.59	0.80	AUG	0.92	8.00		1.5	4.8	8.7	10.0	83.4	9.6	79.7
H	B	A	MORTGAGE GROWTH	AS-MTG	2	4181	12.53$	1.48	AUG	1.53	16.13		-0.7	7.5	10.5	9.2	128.7	12.2	67.4
-	-	*	MSA REALTY CORP	AS-SSS	1	2440	8.67	0.24	JUN	0.02	8.38		6.3	-4.2	419.0	2.9	96.7	0.2	20.4
-	-	C	MUTUAL REIT #	OC-MUTRS	1	1453	11.12	0.25	MAR	1.06	9.75		2.6	-2.5	9.2	2.6	87.7	9.5	14.2
-	B	C	NATL CAPITAL RE	OC-NCETS	1	3517	4.36$	0.60	JUN	-0.71	5.00		-2.5	11.1	0.0	12.0	114.7	-16.3	17.6
H	B/H	A	NEW PLAN RL TR#	AS-NPR	1	11053	5.91$	0.93	APR	0.88	12.50		5.2	3.1	14.2	7.4	211.5	14.9	138.2
-	B	A	OLD DOMINION #	OC-ODRES	1	1685	8.29	0.84↑	JUN	2.13	10.13	X	3.4	1.3	4.8	8.3	122.2	25.7	17.1
-	-	C	1 LIBERTY FIRE#	OC-TIRE	1	1513	14.51	1.68	JUN	1.68	14.38		2.7	15.0	8.6	11.7	99.1	11.6	21.8
H	B	A	PENN REIT #	AS-PEI	1	2345	19.57	2.00	MAY	2.65	29.00		0.0	10.5	10.9	6.9	148.2	13.5	68.0
-	-	B	PITTS & W VA RR	AS-PW	1	1510	6.06	0.52	JUN	-17.34	5.13		0.0	-24.0	0.0	10.1	84.7	-286.1	7.7
H	B/H	A	PNB MTG & RLTY	NY-PNI	3	7796	15.78	1.76↑	SEP	1.70↑	16.13		3.2	4.9	9.5	10.9	102.2	10.8	125.7
-	-	C	PRESIDNTL RL-A#	AS-PDL.A	2	479	5.67	0.72	JUN	1.08	10.00		0.0	9.5	9.3	7.2	176.4	19.0	4.8
B	B/H	C	PRESIDNTL RL-B#	AS-PDL.B	2	2776	5.67	0.72	JUN	1.08	6.88		0.0	-8.3	6.4	10.5	121.3	19.0	19.1
H	B	A	PROPERTY CAPITL	AS-PCL	2	4252	22.32	2.85	JUL	3.52	36.50		-1.0	4.6	10.4	7.8	163.5	15.8	155.2
-	B	A	PROPTY TR AMER#	OC-PTRAS	1	3623	10.24$	1.20	MAR	1.33	14.00		-1.8	5.7	10.5	8.6	136.7	13.0	50.7
B	B	→C	REALTY INCOME	AS-RIT	2	1537	9.57	0.00	JUL	0.75	6.63		0.0	-5.3	8.8	0.0	69.3	7.8	10.2
H	B/H	C	REALTY REFUND	NY-RRF	3	1377	17.48	1.37	JUL	1.37	11.00		-2.2	-3.3	8.0	12.5	62.9	7.8	15.1
H	H	A	REIT AMER INC #	AS-REI	1	2667	23.69$	2.20	JUN	2.04	29.50		-3.3	-17.5	14.5	7.5	124.5	8.6	78.7
-	-	A	REIT OF CALIF	OC-REITS	1	1663	16.41	2.40←	JUN	2.41	24.25		0.0	5.4	10.1	9.9	147.8	14.7	40.3
-	H	*	RES PENSION 1	OC-RPSAS	F	2192	22.40	2.00	JUN	2.26	23.00		3.4	-14.0	10.2	8.7	102.7	10.1	50.4
-	-	*	RES PENSION 2	OC-RPSBS	F	4447	17.30	1.68	JUN	2.01	19.25		4.1	-3.8	9.6	8.7	111.3	11.6	85.6
-	-	A	RL EST INV PRP#	AS-RPS	1	2023	10.90$	1.64	JUN	2.26↑	14.00		-0.9	-5.1	6.2	11.7	128.4	20.7	28.3
H	B	A P-	SANTA ANITA	NY-SAR	1	6411	4.94$	1.84←	JUN	1.88	22.00	X	2.7	1.7	11.7	8.4	445.3	38.1	141.0
-	-	*	SIERRA RE EQ82#	OC-SRE82	F	1586	7.35$	0.70	JUN	-0.10	10.00		5.3	0.0	0.0	7.0	136.1	-1.4	15.9
-	-	*	SIERRA RE EQ83#	OC-SRE83	F	3017	8.35$	0.60	JUN	0.25	10.13		8.0	1.3	40.5	5.9	121.3	3.0	30.6
B	B	C	STORAGE EQUITS	NY-SEQ	1	2838	12.29	1.84←	JUN	1.24	16.88		-0.7	0.0	13.6	10.9	137.3	10.1	47.9
-	-	*	TRAVELERS REIT	OC-TRATS	F	2523	9.27	0.14	JUN	0.14	9.00		0.0	-10.0	64.3	1.6	97.1	1.5	22.7
-	-	B	US EQUITY & MTG	OC-USEM	1	1074	1.98	0.50	APR	0.21	6.00		0.0	6.6	28.6	8.3	303.0	10.6	6.4
-	-	B	USP RL EST INV#	OC-USPTS	1	2500	9.61$	0.91	JUN	1.36	10.25	X	9.8	17.1	7.5	8.9	106.7	14.2	25.6
B	B	A	WASH RE (WRIT)#	AS-WRE	1	5369	10.86$	1.60	JUN	1.57	21.25		0.6	20.5	13.5	7.5	195.7	14.5	114.1
-	-	*	WEDGESTONE RLTY	OC-WEDGS	3	1639	7.97	1.20←	JUN	1.04	7.38	X	0.7	-20.2	7.1	16.3	92.6	13.0	12.1
B/H	B	→A	WELLS FARGO M&E	NY-WFM	2	6502	21.15$	2.80	JUN	2.57	25.75		7.8	-6.0	10.0	10.9	121.7	12.2	167.4
-	-	*	WESPAC INVSTR #	OC-WESPS	F	5968	7.16	1.08	FEB	0.25	10.25		5.1	-2.4	41.0	10.5	143.2	3.5	61.2
-	B	A	WESTERN INV RE#	AS-WIR	1	2265	11.67$	1.48	JUN	1.57	15.63		-0.8	4.2	10.0	9.5	133.9	13.5	35.4
-	-	B P-	WINCORP REALTY	AS-WRP	1	1198	8.11	2.00	JUN	3.31	48.25		2.7	48.5	14.6	4.1	594.9	40.8	57.8

REALTY STOCK RANKINGS

REALTY STOCK REVIEW has developed its exclusive Rankings of real estate stocks to indicate relative quality of historic track record for investors. Rankings from "A" to "E", shown in the third column from left in the statistical tables above, are assigned based upon our analysis of five-year earnings and dividend trends, financial strength and liquidity, and management record. Being historical, Rankings are not based upon current price and thus are not intended as recommendations.

An asterisk (*) denotes stocks which cannot be ranked because of insufficient (generally less than two years) operating history in present form or incomplete data. (Z) denotes entities which currently retain Audit or its investment banking affiliate, Campbell & Dillmeier, for specific assignments; and entities for which we are acting as non-retainer intermediary for a publicly announced proposed transaction during the transaction's pendency. (L) denotes liquidating entities, which are not ranked. Rankings and Buy-Sell-Hold advices given without regard to whether the entity subscribes to RSR. Stock prices of REITs tend to be less volatile than stocks of operating companies, hence generally are better suited for longer-term.

BUY - SELL - HOLD ADVICES

Buy - Sell - Hold advices are summarized in the first two left-hand columns in the statistical tables, as "B" = Buy; "H" = Hold; "S" = Sell or Avoid. When two advices are combined (e.g., "B/H"), accent is upon the first advice. Advices are reviewed each issue and advice changes are underlined. Advices are classed as Short-Term ("S/T") for holding less than one year; and Long-Term ("L/T") for one to three years. No advices are given during pendency of a proposed equity-type security offering, or during pendency of an assignment involving Audit or its investment banking affiliate (see "Z" left). Advices are given for most widely held and active stocks, but we cannot advise at all times on thinner, less active stocks. No advices are given for convertibles, warrants or preferreds, which depend upon underlying common.

Advices are solely the responsibility of the publisher and may be changed at any time. The publisher cannot, by law, guarantee profitability of any advices given, but exercises diligence to monitor advices at publication. Since many realty stocks have relatively thin trading markets, investors generally find it advisable to place orders with limits.

ADVICE ST	ADVICE LT	RANK		EXCH/ SYMBOL	GROUP	SHARE (000)	BOOK VALUE	ANN DIV	-EARNINGS- MON	12 MO	LAST PRICE		% CHANGE FROM- OCT 3	JAN 1	P/E RATIO	ANN YIELD	% PR TO BK	RETURN ON BK	MKT VA (MIL$)
-	-	L	ALA MOANA HI PR	NY-ALA	L	16729	1.57	0.50	JUN	0.82	3.63		7.4	52.5	4.4	13.8	231.2	52.2	60.7
H	B	C	AMER CENTURY CP	NY-ACT	7	4824	6.90	0.00	MAR	4.53	9.00		-2.7	-33.3	2.0	0.0	130.4	65.7	43.4
H	H	C	AMER CONTNL	OC-AMCC	4	13506	3.54	0.00	JUN	0.74	5.88		-9.5	-46.5	7.9	0.0	166.1	20.9	79.4
-	B	C	AMER PAC CORP	PS-APFC	5	6221	5.20	0.00	JUN	-0.16	3.00		-4.2	-35.2	0.0	0.0	57.7	-3.1	18.7
-	-	C	AMER PACESETTER	PS-AECP	5	2009	10.88	0.00	JUN	1.54	7.38		3.5	31.1	4.8	0.0	67.8	14.2	14.8
H	H	C	AMER REALTY	AS-ARB	6	3506	7.04	0.00	JUN	-0.14	8.50		3.0	30.8	0.0	0.0	120.7	-2.0	29.8
H	H	C	AMREP CORP	NY-AXR	5	2940	11.48	0.00	JUL	2.68	17.88		-2.7	-11.2	6.7	0.0	155.7	23.3	52.6
H	H	C	ANGELES CORP	AS-ANG	9	2950	2.79	0.00	JUN	1.68	10.00		2.6	-21.6	6.0	0.0	358.4	60.2	29.5
B	B	B	BAY FINCL CORP	NY-BAY	6	3099	18.07$	0.20	MAY	3.55	23.13		0.6	29.4	6.5	0.9	128.0	19.6	71.7
-	-	C	BAYSWATER RLTY	OC-BAYS	7	871	9.39	0.75	OCT	1.08	5.50		4.8	-###.#	5.1	13.6	58.6	11.5	4.8
B	B	C	BERG ENTRPRISES	NY-BRG	7	4768	4.45	0.00	JUN	1.63	12.00		3.2	-2.0	7.4	0.0	269.7	36.6	57.2
H	B	D	BRITISH LAND AM	NY-BLA	6	3179	4.22	0.00	JUN	0.10	4.00		0.0	0.0	40.0	0.0	94.8	2.4	12.7
-	-	C	BROKERS MTG SVC	OC-BMTG	7	3850	4.12	0.00	JUL	0.97	6.25		-5.7	-34.2	6.4	0.0	151.7	23.5	24.1
H	H	D	CAMPANELLI IND	AS-CAP	5	1768	5.11	0.00	JUL	-1.00	2.75		-4.5	-37.2	0.0	0.0	53.8	-19.6	4.9
-	-	L	CANAL RANDOLPH	NY-CRH	L	1546	15.04	33.00	APR	2.33	24.88		-4.3	17.1	10.7	132.6	165.4	15.5	38.5
-	-	→C	CARLSBERG CORP	OC-CRLS	8	4552	9.66$	0.00	AUG	0.57↓	6.50		0.0	-13.3	11.4	0.0	67.3	5.9	29.6
H	B	C	CENTENNIAL GP	AS-CEG	5	6174	1.77	0.00	JUN	0.02	1.00		-11.5	-20.0	50.0	0.0	56.5	1.1	6.2
H	B/H	B	CENTEX CORP	NY-CTX	4	19933	21.07	0.25	JUN	2.52	20.00		-1.2	-11.9	7.9	1.3	94.9	12.0	398.7
-	-	L	CENTRAL MTG&RLY	OC-CMRTS	L	775	2.24	8.00	MAR	2.98	2.63		5.2	426.0	0.9	304.2	117.4	133.0	2.0
-	-	* P-	CENVILL DEVLPMT	OC-CNVLZ	5	4270	4.74	0.00	JUL	1.42	16.50		8.2	-8.3	11.6	0.0	348.1	30.0	70.5
H	H	C	CHAMPION HOME	AS-CHB	10	35535	1.42	0.00	AUG	0.24↑	3.13		0.0	-28.5	13.0	0.0	220.4	16.9	111.2
-	-	B	CHEEZEM DEVLPMT	OC-CHZM	5	2828	6.92	0.10	JUL	-0.31	4.38		3.1	-14.6	0.0	2.3	63.3	-4.5	12.4
S	H	D	CHRISTIANA COS	NY-CST	5	2406	9.19	0.00	JUN	0.40↑	7.00		21.7	30.1	17.5	0.0	76.2	4.4	16.8
-	-	C	CITIZENS GROWTH	OC-CITGS	8	569	14.42	0.48	JUL	3.16	17.25	X	6.9	21.1	5.5	2.8	119.6	21.9	9.8
H	B	B	COUNTRYWIDE CR	AS-CCR	7	7073	3.60	0.12↓	AUG	0.42↓	7.13	X	2.3	-13.6	17.0	1.7	198.1	11.7	50.4
H	B	B	COUSINS PROPS	OC-COUS	8	8565	6.75	0.32	JUN	4.27	14.25		1.8	41.1	3.3	2.2	211.1	63.3	122.1
-	-	E	COVINGTON TECH	OC-COVT	5	13434	1.10	0.00	JUN	0.10	1.13		-5.0	-45.1	11.3	0.0	102.7	9.1	15.2
H	H	E	DANAHER CORP	NY-DHR	8	10192	2.43	0.00	JUN	-0.35	6.13		-1.9	36.2	0.0	0.0	252.3	-14.4	62.5
-	-	D	DELTONA CORP	NY-DLT	5	5032	6.62	0.00	JUN	-3.08	5.38		-4.4	-40.2	0.0	0.0	81.3	-46.5	27.1
-	-	C	DEVEL CORP AMER	AS-DCA	5	5942	13.05	0.00	JUN	1.80	13.25		1.9	10.4	7.4	0.0	101.5	13.8	78.7
-	-	C	DOMINION M&R	OC-DMRTS	6	3364	4.28	0.00	FEB	1.03	3.50		0.0	-22.2	3.4	0.0	81.8	24.1	11.8
-	H/B	B	EASTOVER CORP	OC-EASTS	8	1247	14.97	0.40←	JUN	7.71	32.00		0.0	23.1	4.2	1.3	213.8	51.5	39.9
H	B/H	A	EQUITEC FNCL GP	NY-EFG	9	5205	-0.72	0.12	JUL	1.35	11.25		3.4	-18.2	8.3	1.1	-0.0	-0.0	58.6
B/H	B	A	FAIRFIELD COM	NY-FCI	5	10560	9.46$	0.16	AUG	1.64↑	15.25		6.1	7.0	9.3	1.0	161.2	17.3	161.0
B	H	C	FED NATL MTG	NY-FNM	7	65837	18.30	0.16	SEP	-0.21↓	14.88		5.3	-35.3	0.0	1.1	81.3	-1.1	979.7
-	-	B	FIRST CARO INV	OC-FCARS	8	906	23.24	0.40	JUN	3.03	18.75		0.6	17.2	6.2	2.1	80.7	13.0	17.0
H/B	B	B	FIRST CITY PROP	NY-FCP	5	8695	9.21	0.00	JUL	1.62↑	19.00		0.0	46.2	11.7	0.0	206.3	17.6	165.2
H	H/B	A	FLEETWOOD ENTER	NY-FLE	10	23582	9.81	0.36	JUL	2.56	22.75		16.7	-14.6	8.9	1.6	231.9	26.1	536.5
-	-	C	FMI FINANCIAL	OC-FMIF	7	13450	3.78	0.02	JUN	0.34	5.63		7.2	-24.9	16.6	0.4	148.9	9.0	75.7
H	B	B	FOREST CITY-A #	AS-FCE.A	6	4017	16.88	0.14	APR	1.40	20.13		1.3	6.6	14.4	0.7	119.3	8.3	80.9
H	B	B	FOREST CITY-B #	AS-FCE.B	6	3931	16.88	0.08	APR	1.40	20.13		0.7	5.9	14.4	0.4	119.3	8.3	79.1
-	-	C	FPA CORP	AS-FPO	5	3995	11.98	0.00	JUN	0.63↑	10.88		-3.3	0.0	17.3	0.0	90.8	5.3	43.5
-	-	E	FRASER RLTY GRP	OC-FRAS	7	1038	10.35	0.00	MAY	-2.12	3.75		0.0	-16.7	0.0	0.0	36.2	-20.5	3.9
-	-	C	GENERAL HOMES	OC-GHOM	4	15000	8.35	0.00	JUN	0.36	8.00		0.0	-17.9	22.2	0.0	95.8	4.3	120.0
H	B	C	GOLDEN WEST HMS	AS-GWH	10	3375	5.05	0.00	AUG	-0.32↓	6.75		-3.6	-24.0	0.0	0.0	133.7	-6.3	22.8
H	H	C	GREAT AMER M&I	OC-GAMI	7	7126	14.90	0.00	APR	0.64	14.00		0.0	-16.4	21.9	0.0	94.0	4.3	99.8
-	B	B	GRUBB & ELLIS	NY-GBE	9	8274	2.93	0.02	JUN	0.63	8.00		0.0	-15.8	12.7	0.3	273.0	21.5	66.2
B/H	B/H	B	GULFSTREAM L&D	AS-GSD	5	4647	21.03	0.30	JUN	2.22	26.00		-1.9	10.6	11.7	1.2	123.6	10.6	120.8
B	B	B	HALLWOOD GROUP	NY-HWG	8	33365	1.25	0.08	APR	0.03	1.00		23.5	-20.0	33.3	8.0	80.0	2.4	33.4
-	-	C	HAMMOND CO	OC-THCO	7	2079	4.63	0.00	JUN	0.50	4.75		-17.4	-53.7	9.5	0.0	102.6	10.8	9.9
-	B	D	HOMAC INC	OC-HOMC	5	1887	6.12	0.00	JUN	-0.08	2.25		0.0	-39.0	0.0	0.0	36.8	-1.3	4.2
H/B	B/H	C	HOVNANIAN ENTR	AS-HOV	5	4500	4.69	0.00	AUG	1.40↑	12.38		11.2	10.0	8.8	0.0	264.0	29.9	55.7
-	H	D	INDIANA FCL INV	OC-IFII	6	1154	7.03	0.00	JUN	1.04↓	4.13		0.0	0.0	4.0	0.0	58.7	14.8	4.8
H/B	H/B	C	INTEGRATED RES	NY-IRE	9	6590	9.37	0.00	JUN	2.81	19.75		6.0	-24.0	7.0	0.0	210.8	30.0	130.2
-	B	B	JOHNSTOWN AMER	OC-JOAMS	9	11008	2.31	0.33↑	MAY	0.57	9.00	X	2.5	-12.2	15.8	3.7	389.6	24.7	99.1
H	B	B	KAUFMAN & BROAD	NY-KB	8	12096	13.27	0.40←	AUG	2.18↑	14.63		1.7	-2.5	6.7	2.7	110.2	16.4	177.0
B	B	A	KOGER CO #	AS-KGR	6	7635	10.08$	2.20	JUN	1.30	23.75		4.9	2.7	18.3	9.3	235.6	12.9	181.3
H	B	A	KOGER PROPS #	NY-KOG	6	6321	2.80	2.30	JUN	1.16	24.25		-1.0	7.2	20.9	9.5	866.1	41.4	153.3
B	B	C	LANDMARK LAND	AS-LML	8	7916	-8.42	0.32	JUN	1.05	13.38		12.6	6.5	12.7	2.4	-0.0	-0.0	105.9
H	B	C	LEISURE+TECH	AS-LVX	5	3692	3.54	0.00	JUN	1.30	4.50		-2.8	-43.8	3.5	0.0	127.1	36.7	16.6
H	H/B	B	LENNAR CORP	NY-LEN	4	9283	14.63	0.20←	AUG	0.81↓	12.63		12.3	-26.8	15.6	1.6	86.3	5.5	117.2
-	H	C	LEVITT CORP	AS-LVT	5	3400	5.38	0.00	JUN	1.12	6.00		0.0	-35.1	5.4	0.0	111.5	20.8	20.4
-	B	C	LIFETIME COMMUN	OC-LFTM	5	5310	6.32	0.00	JUL	0.20	6.13		-1.9	0.0	30.7	0.0	97.0	3.2	32.6
B	B	→A	LOMAS & NET FIN	NY-LNF	7	14555	5.11	1.16↑	SEP	2.45↑	28.75	X	-2.0	13.3	11.7	4.0	562.6	47.9	418.5
-	-	C	MAXXUS INC	OC-XXUS	6	1786	5.59	0.10↑	MAY	0.43	5.38	X	4.4	26.6	12.5	1.9	96.2	7.7	9.6
H/B	H/B	A	MDC CORP	NY-MDC	5	11931	2.86	0.28	JUN	1.26	10.25		0.0	-14.6	8.1	2.7	358.4	44.1	122.3
B	B	B	MISSION WEST PR	AS-MSW	5	1750	10.82	0.24←	AUG	1.35↓	7.75		3.3	3.3	5.7	3.1	71.6	12.5	13.6
-	B	C	MIW INV WASH	OC-MINVS	8	3786	5.34	0.00	JUN	0.45	5.25		-2.4	7.6	11.7	0.0	98.3	8.4	19.9
-	-	D	NATIONAL HOMES	NY-NHX	10	6894	3.03	0.00	SEP	-0.21↓	3.13		13.8	-28.5	0.0	0.0	103.3	-6.9	21.6
-	-	C	NATIONAL MTG	OC-NMTGS	5	3707	3.20	0.00	AUG	0.29↑	2.88		0.0	21.0	9.9	0.0	90.0	9.1	10.7
H/S	H/S	E	NELSON (LB) CP	AS-LBN	5	2464	-1.73	0.00	SEP	-0.63↑	1.38		22.1	-31.0	0.0	0.0	-0.0	-0.0	3.4
-	-	*	NEWHALL INV PR#	NY-NIP	6	4440	6.34$	0.80←	JUN	2.72	12.38		2.1	-14.6	4.6	6.5	195.3	42.9	55.0
H/B	H/B	B	NEWHALL LAND	NY-NHL	8	8962	10.81	0.48←	AUG	1.08↓	37.25		-1.3	29.0	34.5	1.3	344.6	10.0	333.8
-	H	C	NOVUS PROP CO	OC-NOVUS	6	1929	23.25	0.00	MAR	9.39	15.63		0.0	0.8	1.7	0.0	67.2	40.4	30.2
H	H	C	ORIOLE HOMES-A	AS-OHC.A	5	1985	9.02	0.15↓	JUN	0.60	6.13		-10.9	-9.2	10.2	2.4	68.0	6.7	12.2

ADVICE ST	ADVICE LT	RANK		EXCH/ SYMBOL	GROUP	SHARE (000)	BOOK VALUE	ANN DIV	MON	-EARNINGS-- 12 MO	LAST PRICE	% CHANGE FROM- OCT 3	% CHANGE FROM- JAN 1	P/E RATIO	ANN YIELD	% PR TO BK	RETURN ON BK	MKT VA (MILS)
H	H	C	ORIOLE HOMES-B	AS-OHC.B	5	1987	9.02	0.20 ↓	JUN	0.60	6.00	-14.3	-9.5	10.0	3.3	66.5	6.7	11.9
-	-	C	PARKWAY COMPANY	OC-PKWY	5	1430	20.16	0.00	JUN	2.99	18.50	-2.6	-1.3	6.2	0.0	91.8	14.8	26.5
H/B	B	C	PEARCE URSTDT-A	AS-PUM	9	710	11.94	0.12	MAY	0.82	7.00	0.0	5.6	8.5	1.7	58.6	6.9	5.0
-	-	*	PERINI INV PR #	AS-PNV	6	3293	-2.32$	0.00	JUN	0.32	12.38	-2.9	1.1	38.7	0.0	-0.0	-0.0	40.8
H	H	C	PRESLEY COS	NY-PDC	4	6073	15.94	0.30	JUL	2.88	16.63	0.8	16.7	5.8	1.8	104.3	18.1	101.0
-	-	C	PROP INV COLO	OC-PRCLS	5	4945	2.52	0.00	MAR	-0.08	1.63	0.0	-48.4	0.0	0.0	64.7	-3.2	8.1
H	H/B	A	PULTE HOME CP	NY-PHM	4	23507	5.88	0.12	SEP	0.89 ↓	15.38	0.0	-37.9	17.3	0.8	261.6	15.1	361.5
H	H/B	D	PUNTA GORDA	AS-PGA	5	2787	4.46	0.00	JUN	-1.89	6.88	3.8	-15.4	0.0	0.0	154.3	-42.4	19.2
-	-	C	RADICE CORP	OC-RADC	5	5477	3.13	0.00	JUN	1.20	8.63	0.0	-18.8	7.2	0.0	275.7	38.3	47.3
-	-	C Y	READING CO	OC-RDGC	6	3392	10.85	0.00	JUN	8.37	21.13	9.0	28.1	2.5	0.0	194.7	77.1	71.7
-	-	C	REALAMERICA CO	OC-RACO	6	3600	3.44	0.00	MAY	-0.26	3.75	7.1	0.0	0.0	0.0	109.0	-7.6	13.5
-	H	B	REALTY INDS #	OC-REAT	6	800	24.73	0.10	JUL	1.66 ↑	28.00	1.8	51.4	16.9	0.4	113.2	6.7	22.4
H	B/H	B	REDMAN INDUST	NY-RE	10	9753	6.78	0.30	SEP	0.68 ↓	10.00	0.0	-42.0	14.7	3.0	147.5	10.0	97.5
-	B	C	RIVER OAKS INDS	OC-ROII	10	10381	1.06	0.00	JUN	0.41	5.88	17.6	-5.9	14.3	0.0	554.7	38.7	61.0
-	-	*	ROCKWOOD NATL	PS-RNC	5	9349	1.24	0.00	MAR	0.04	2.13	0.0	13.3	53.3	0.0	171.8	3.2	19.9
H	H/B	A	ROUSE CO #	OC-ROUS	6	15152	10.75$	0.92 ←	JUN	0.88	36.13	1.8	13.8	41.1	2.5	336.1	8.2	547.4
H	H	B	RYAN HOMES	NY-RYN	4	6810	18.53	1.00 ←	JUN	2.27	21.25	-4.0	-39.3	9.4	4.7	114.7	12.3	144.7
H	H/B	A	RYLAND GROUP	NY-RYL	4	6033	10.03	0.60 ←	SEP	1.70 ↓	18.50 X	6.6	-30.5	10.9	3.2	184.4	16.9	111.6
B	B	B	SAUL (BF) REIT	NY-BFS	6	5719	4.79$	0.20	JUN	-0.25	15.88 X	3.6	17.6	0.0	1.3	331.5	-5.2	90.8
H	B/H	B	SECURITY CAPITL	AS-SCC	7	6129	-10.04	0.16	JUN	1.59	13.00	8.3	28.3	8.2	1.2	-0.0	-0.0	79.7
H	H/B	B	SKYLINE CORP	NY-SKY	10	11217	10.71	0.48	AUG	0.70	15.50	8.8	-12.7	22.1	3.1	144.7	6.5	173.9
-	-	D Y	SO ATLANTIC FIN	OC-SOAF	6	2973	1.46	0.00	MAR	-1.63	2.88	-4.0	9.5	0.0	0.0	197.3	-111.6	8.6
-	H/S	B	SOUTHLAND FINCL	OC-SFIN	6	16700	14.58	0.52	JUN	1.77	30.25	-17.7	12.0	17.1	1.7	207.5	12.1	505.2
B	B	→B	SOUTHMARK CORP	NY-SM	8	34620	7.11	0.20	JUN	1.97	7.38	7.3	-25.3	3.7	2.7	103.8	27.7	255.5
-	B	B	SOUTHWEST RLTY#	OC-SSRPZ	6	3377	7.98$	1.32 ←	JUN	1.25	14.50 X	-0.9	23.4	11.6	9.1	181.7	15.7	49.0
H	H	C	STARRETT HSG	AS-SHO	5	4807	2.70	0.00	JUN	0.82	15.63	0.0	8.7	19.1	0.0	578.9	30.4	75.1
H	B	C	STD PACIFIC	NY-SPF	4	4984	14.01	0.40	JUN	1.88	15.25	0.8	-12.9	8.1	2.6	108.9	13.4	76.0
-	B	B	SUNLITE INC	OC-SNLT	8	4420	5.12	0.00	JUN	0.11 ↓	4.00	-3.1	-5.9	36.4	0.0	78.1	2.1	17.7
Z	Z	Z	SUNSTATES CORP	NY-SST	6	2410	11.70	0.00	JUN	1.44	6.25	-10.7	-24.2	4.3	0.0	53.4	12.3	15.1
H	H	C	THACKERAY CORP	NY-THK	8	5107	-1.33	0.00	JUN	-0.12	6.00	-2.1	-35.1	0.0	0.0	-0.0	-0.0	30.6
-	H	C	TIERCO GP INC	OC-TIER	6	2101	10.64	0.00	JUN	-0.23	4.75	0.0	-9.5	0.0	0.0	44.6	-2.2	10.0
-	H	C	TOWERMARC	OC-TOWRS	6	1055	12.15	0.00	MAY	1.02	10.25	0.0	46.4	10.0	0.0	84.4	.8.4	10.8
H	H	B	TRANSAMER RLTY	NY-TAR	6	2862	13.99	1.00 ←	MAY	-0.59	11.63	2.2	-2.1	0.0	8.6	83.1	-4.2	33.3
-	-	C	TRECO INC	OC-TREC	8	5814	3.82	0.00	JUN	0.67	2.69	0.0	-17.2	4.0	0.0	70.4	17.5	15.6
H/B	B	C	TRI-SOUTH INV	NY-TSI	7	6716	8.48	0.00	JUN	0.96	6.25	4.2	0.0	6.5	0.0	73.7	11.3	42.0
-	-	D Y	TRITON GROUP	OC-TRRO	8	39690	-0.22	0.00	FEB	-0.25	1.69	0.0	3.7	0.0	0.0	-0.0	-0.0	67.1
Z	Z	Z	UNICORP AMER	AS-UAC	6	110034	0.52	0.00	JUN	-0.10	0.69	9.5	-11.5	0.0	0.0	132.7	-19.2	75.9
-	-	C	UNIVERSAL DEV	OC-UDCO	5	6009	4.74	0.05	JUN	1.55	10.75	10.3	-8.5	6.9	0.5	226.8	32.7	64.6
-	-	*	US CAPITAL CORP	OC-USCC	5	8270	3.37	0.00	APR	0.44	4.25	6.3	-62.2	9.7	0.0	126.1	13.1	35.1
H	H/B	B	U S HOME CORP	NY-UH	4	34530	8.42	0.08	JUN	0.02	6.75	10.1	-41.3	337.5	1.2	80.2	0.2	233.1
-	-	C	US MUTUAL FINCL	OC-USMR	7	4232	4.51	0.40	JUN	-0.53	4.50	-5.3	-30.8	0.0	8.9	99.8	-11.8	19.0
Z	Z	Z	US SHELTER CORP	OC-USSS	9	10037	3.20	0.12	JUN	0.25	3.88	-3.0	-32.5	15.5	3.1	121.3	7.8	38.9
-	-	*	VAN SCHAACK &CO	OC-VANS	9	1397	11.96	0.15	JUN	0.49	9.25	8.8	-15.9	18.9	1.6	77.3	4.1	12.9
-	-	C	VYQUEST INC	OC-VYQT	10	3838	5.10	0.00	AUG	0.69 ↓	5.50	-6.5	-12.0	8.0	0.0	107.8	13.5	21.1
H	H	C	WASHINGTON CP	PH-TWC.X	5	2179	4.04	0.00	JUN	0.53	2.63	5.2	0.0	5.0	0.0	65.1	13.1	5.7
B	B	C	WEBB (DEL E) CP	NY-WBB	8	7670	13.75	0.20	JUN	1.74	19.63	10.6	3.3	11.3	1.0	142.8	12.7	150.6
-	-	C	WISCONSIN REIT	OC-WREIS	8	1553	7.05	0.00	MAR	-0.92	5.25	0.0	13.4	0.0	0.0	74.5	-13.0	8.2
H	B	B	WRITER CORP	OC-WRTC	5	4179	8.53	0.15	JUN	0.77	8.50	-5.6	-27.7	11.0	1.8	99.6	9.0	35.5
H	H/B	B	ZIMMER CORP	AS-ZIM	10	4654	5.39	0.10	JUN	0.50	8.25	0.0	-36.5	16.5	1.2	153.1	9.3	38.4

REALTY STOCK GROUP ACTION SUMMARY

This table summarizes averages of fundamental data for 10 groups developed by REALTY STOCK REVIEW to aid investors. Descriptions of each group and its key number are at left below; the key number showing the group into which each stock falls is shown following the stock symbol on Pages 6-8. For quick reference, stocks are listed alphabetically in two major categories:
Qualified real estate investment trusts (REITs).....Page 6
Operating companies and business trusts (former REITs)..Page 7-8

GROUP NUMBER & NAME	DIV	NON-DIV	TOTAL	SHARE (000)	BOOK VALUE	ANN DIV	EARN ANN	LAST PRICE	-% CHNG FROM-- OCT 3	-% CHNG FROM-- JAN 1	P/E RATIO	ANN YIELD	% PR TO BK	RETURN ON BK	MARKET VALUE
1 PROPERTY REITS	33	1	34	3508	12.35	1.31	1.17	18.10	1.0	5.9	15.5	7.2	146.5	9.5	2250.3
2 PROP & MTG COMB REITS	12	1	13	4178	13.77	1.71	2.29	18.98	1.6	2.2	8.3	9.0	137.9	16.6	1180.6
3 MORTGAGE REITS	12	1	13	5283	15.52	1.91	1.89	15.84	1.9	-4.4	8.4	12.1	102.0	12.2	1168.7
F FINITE-LIFE REITS	6	0	6	3289	11.97	1.03	0.80	13.61	4.1	-6.4	17.0	7.6	113.6	6.7	266.4
4 MAJOR HOMEBUILDERS	8	2	10	13966	12.04	0.30	1.41	14.03	1.2	-26.3	10.0	2.1	116.5	11.7	1743.2
5 OTHER BLDRS/DEVELOPERS	9	27	36	4805	6.72	0.05	0.65	8.22	0.8	-7.3	12.7	0.6	122.4	9.6	1449.0
6 INCOME PROP BLDR/OWNR	13	13	26	8378	9.53	0.38	1.42	13.98	-0.5	11.6	9.8	2.7	146.7	14.9	2214.7
7 MORTGAGE BANKER/FINANCE	7	7	14	10182	6.32	0.20	0.88	9.67	0.5	-12.2	11.1	2.0	153.0	13.8	1908.1
8 DIVERSFIED RLTY&HOLDING	10	8	18	10613	7.17	0.18	1.47	11.84	2.3	10.5	8.1	1.5	165.1	20.4	1496.2
9 RLTY SVCS/SYNDICATOR	6	2	8	5771	5.47	0.11	1.08	9.77	3.4	-18.3	9.1	1.1	178.5	19.6	440.4
10 MANUFACTURED HOUSING	4	5	9	12137	5.37	0.14	0.58	8.99	6.8	-22.8	15.4	1.5	167.3	10.9	1084.0
L LIQUIDATING COS			3	6350	6.28	13.83	2.04	10.38	-2.3	29.1	5.1	133.3	165.2	32.5	101.2
OVERALL AVERAGE			190	6852	9.58	0.64	1.20	13.13	1.3	-2.0	10.9	4.9	137.1	12.6	15302.8
DOW JONES INDUSTRIALS							102.07	1197.77	1.3	-4.8	11.7	4.8			

NOTE: LIQUIDATING COMPANIES INCLUDED ONLY IN COMPANY AND MARKET VALUE AGGREGATES; NOT INCLUDED IN OVERALL AVERAGES.

NOTES TO COMPARATIVE STATISTICS PAGES 6-8

Facts are displayed on a per-share basis to facilitate comparison of stocks within industry groups, which are numbered as in the Fundamental Averages table above. Only historical data, or annualizations of latest quarterly data, are used and thus earnings should not be read as estimates.

Annualized Dividend and Yield: The posted annual dividend rate is used for all entities expect for many qualified REITs. These REITs pay their approximate earnings or net cash flow for each quarter instead of an annual rate, since REITs must pay 95% of earnings to shareholders in order to qualify for exemption from Federal income taxes. Since these REIT dividends may vary from quarter to quarter, the "Annualized Dividend" used is the latest quarterly (or monthly) payout multiplied by four (or 12), adjusted for any capital gains or special payouts; the rate is not guaranteed. Exceptions are listed below.

Earnings and Price/Earnings Ratio: Except for cash flow companies (see below), earnings shown are the trailing 12 months' earnings per share. Book value per share is tangible net worth per share after deducting intangibles (goodwill, unamortized debt discount and expense, etc.); it does not reflect appreciation in asset values for which see Appraised Values table, page 5.

Cash flow entities are denoted with the symbol "#" after their name and are entities for whom net cash flow provides the most meaningful measure of results. For them, trailing net cash flow (calculated as net income plus depreciation less mortgage amortization) is substituted for earnings. Accumulated depreciation is added to historic book value for consistency.

Arrows denote new earnings or dividends or Ranking changes and show direction. Operating income only is used for comparing REITs.
= Net cash flow. See above.
-0.0 in "% Price to book Value" indicates negative book value.
Bid prices are shown for all over-the-counter stocks.
Exchanges: PH=Philadelphia SE; BO=Boston SE; PS=Pacific SE.
VJ = in bankruptcy reorganization; Y = Reorganized in Ch. XI.
P = Paired stock. $ = Appraised value reported; see page 5.

Trailing 12 months EPS or cash flow include non-recurring income.
Trailing 12 months dividends for: REIT of California, USP REIT, Realty ReFund, Property Capital Trust, Lomas & Nettleton Mtg, US Equity & Mtg, L&N Housing, Americana Hotels, Commonwlth Rlty.
MSA Realty EPS & dividend for 3 mos. NOT YET A REIT.
US Mutual Financial EPS for 11-mon. period due to fiscal yr change.
TRECO Inc diluted book value and EPS.
BRT Realty EPS for 13-mon. period due to fiscal year change.
Hallwood Group pro forma EPS for period 12/1/83-4/30/84.
Sunlite Inc. EPS 10 mo. period due to fiscal year change.
DELETED: CMT Investment now Avalon Energy Co.
Charan Industries - went private.
NAME CHANGE: DMG Inc. to Danaher Corp.
INSERTED: Golden Corral Realty in Property REITs.